

93032251

④

This conveyance is made and the warranties herein are given by Grantor and accepted by Grantee subject to all matters shown on Exhibit "B" to the extent same are valid and in force and effect against the Property (the "Permitted Exceptions").

BY 



TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its, successors, legal representatives, and assigns forever; and Grantor does hereby bind itself, its successors, legal representatives, and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property subject to the Permitted Exceptions to the extent the same are valid and in force and effect against the Property, unto Grantee, its successors, legal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Notwithstanding any provision herein to the contrary, Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including without limitation any and all improvements located thereon and/or comprising a part thereof), and Grantee by its acceptance of this Deed accepts the physical condition of the Property "AS IS, WITH ALL FAULTS".

Grantor warrants payment of all ad valorem taxes and assessments, both general and special, which have been imposed against the Property during the year 1992 and all prior years. Taxes for the year 1993 have been prorated as of the date hereof and are expressly assumed by Grantee. Upon demand, the parties hereto shall promptly and equitably adjust all taxes and

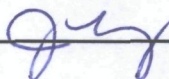
-2-

STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.

JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY





assessments as soon as actual figures for these items for such year are available.

EXECUTED on September 1, 1993.

HERCULES OFFSHORE CORPORATION

By: Thomas J. Seward

Name: Thomas J. Seward, II  
Title: President

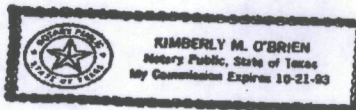
Grantee's Address:

11011 Richmond Avenue  
Suite 500  
Houston, Texas 77042

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Thomas J. Seward, President of Hercules Offshore Corporation, a Delaware corporation, on behalf of said corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1<sup>st</sup> day of September, 1993.



Kimberly M. O'Brien  
Notary Public in and for the  
State of Texas

ATTACHMENT:

- Exhibit A - Property
- Exhibit B - Permitted Exceptions

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-3-

STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.  
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY Joyce Hudman



89634 515

Exhibit A (RECORDED AS PER ORIGINAL)

All those certain tracts or parcels of land situated in Brazoria County, Texas and being more particularly described as follows:

Tract No. 23 of Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof duly of record in Volume 2, Page 141 et seq. of the Plat Records of Brazoria County, Texas, to which reference is here made for all appropriate purposes.

Tract No. 21 out of the Brazos Coast Investment Company Subdivision No. 8, in the A. Calvit League, Abstract No. 51, Brazoria County, Texas, and being three separate tracts and being all of the said Tract No. 21, and lying North of the Intracoastal Canal and being described as follows:

Beginning at an iron rod in the Northeast line of the said Tract No. 21, which bears South 45 degrees 36' East a distance of 20.0 feet from the original North corner of the said Tract No. 21, and being in the Southeast right-of-way line of County Road No. 756;

Thence South 45 degrees 36' East a distance of 461.0 feet to a point for corner and being on the bank of the Intracoastal Canal;

Thence Southwesterly along the bank of the Intracoastal Canal with the following meanders:

S. 48 degrees 44' W. a distance of 66.11 feet.

S. 50 degrees 30' W. a distance of 132.60 feet.

S. 42 degrees 40' W. a distance of 63.96 feet to a point for corner and being in the Southwest line of the said Tract No. 21;

Thence North 45 degrees 36' West along the Southwest line of the said Tract No. 21 a distance of 634.0 feet to an iron rod for corner and being in the Southeast right-of-way line of County Road No. 756;

Thence North 44 degrees 24' East along the Southeast right-of-way line of County Road No. 756 a distance of 263.7 feet to the Place of Beginning and containing 3.974 acres of land, more or less.

Tract No. 22, Brazos Coast Investment Company Subdivision, Division No. 8, F. J. Calvit League, Abstract 51, in Brazoria County, Texas, according to the map or plat thereof duly recorded in the office of the County Clerk of Brazoria County, Texas, the same being the same property conveyed to Gulfco Marine Maintenance, Inc., from S. L. Tanner by deed dated the 14th day of May, 1970, of record in Volume 1060, Page 535, Deed Records of Brazoria County, Texas, to which reference here is made for all purposes.

THE SURFACE AND SURFACE ONLY of Tract 24, Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof duly recorded in Volume 2, Page 141 et seq., Plat Records, Brazoria County, Texas.

THE SURFACE AND SURFACE ONLY of Tract 25, Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof duly recorded in Volume 2, Page 141 et seq., Plat Records, Brazoria County, Texas.

Tract 55, Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof duly recorded in Volume 2, Page 141 et seq., Plat Records, Brazoria County, Texas.

Tract 57 out of Division 8 of the B.C.I.C. Subdivision, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 143 of the Plat Records of Brazoria County, Texas.

Tract 58, of the Brazos Coast Investment Company Subdivision No. 8, in the F. J. Calvit League, Abstract No. 51, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 143 and 144 of the Plat Records of Brazoria County, Texas.

PROPERTY EXHIBIT

STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.  
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY

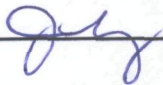




EXHIBIT "A"

Being eight (8) tracts or parcels of land situated in Brazoria County, Texas and being more particularly described as follows:

Tract No. 23 of Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof duly of record in Volume 2, Page 141 et seq. of the Plat Records of Brazoria County, Texas, to which reference is here made for all appropriate purposes.

Tract No. 21 out of the Brazos Coast Investment Company Subdivision No. 8, in the A. Calvit League, Abstract No. 51, Brazoria County, Texas, and being three separate tracts and being all of the said Tract No. 21, and lying North of the Intracoastal Canal and being described as follows:

Beginning at an iron rod in the Northeast line of the said Tract No. 21, which bears South 45 degrees 36 minutes East a distance of 20.0 feet from the original North corner of the said Tract No. 21, and being in the Southeast right-of-way line of County Road No. 756;

Thence South 45 degrees 36 minutes East a distance of 661.0 feet to a point for corner and being on the bank of the Intracoastal Canal;

Thence Southwesterly along the bank of the Intracoastal Canal with the following meanders:

South 48 degrees 44 minutes West a distance of 66.11 feet;

South 50 degrees 30 minutes West a distance of 132.60 feet;

South 42 degrees 40 minutes West a distance of 65.96 feet to

a point for corner and being in the Southwest line of the said Tract No. 21;

Thence North 45 degrees 36 minutes West along the Southwest line of the said Tract No. 21 a distance of 654.0 feet to an iron rod for corner and being in the Southeast right-of-way line of County Road No. 756;

Thence North 44 degrees 24 minutes East along the Southeast right-of-way line of County Road No. 756 a distance of 263.7 feet to the Place of Beginning and containing 3.974 acres of land, more or less.

Tract No. 22, Brazos Coast Investment Company Subdivision, Division No. 8, F. J. Calvit League, Abstract 51, in Brazoria County, Texas, according to the map or plat thereof duly recorded in the office of the County Clerk of Brazoria County, Texas, the same being the same property conveyed to Gulfco Marine Maintenance, Inc., from B. L. Tanner by deed dated the 14th day of May 1970, of record in Volume 1060, Page 535, Deed Records of Brazoria County, Texas, to which reference here is made for all purposes.

THE SURFACE AND THE SURFACE ONLY of Tract 24, Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof duly recorded in Volume 2, Page 141 et seq., Plat Records, Brazoria County, Texas.

THE SURFACE AND SURFACE ONLY of Tract 25, Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof duly recorded in Volume 2, Page 141 et seq., Plat Records, Brazoria County, Texas.

Tract 55, Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof duly recorded in Volume 2, Page 141 et seq., Plat Records, Brazoria County, Texas.

Tract 57 out of Division 8 of the B.C.I.C. Subdivision, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 143 of the Plat Records of Brazoria County, Texas.

Tract 58 of the Brazos Coast Investment Company Subdivision No. 8, in the F. J. Calvit League, Abstract No. 51, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 143 and 144 of the Plat Records of Brazoria County, Texas.

STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.

JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY 



Exhibit B

(RECORDED AS PER ORIGINAL)

Affects Tract 23:

c. Spoil easement conveyed to or reserved by United States of America described in instrument recorded in Volume 298, Page 524 of the Deed Records of Brazoria County, Texas.

d. Road easement conveyed to or reserved by Brazoria County described in instrument recorded in Volume 798, Page 692 of the Deed Records of Brazoria County, Texas.

e. Easement conveyed to or reserved by Houston Lighting & Power Company described in instrument recorded in Volume 1410, Page 128 of the Deed Records of Brazoria County, Texas.

f. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same, all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in Volume 912, at Page 850 of the Deed Records of Brazoria County, Texas. (Title to said interest not checked subsequent to date of aforesaid instrument.)

Affects Tract 21:

g. A 1/64 royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in instrument recorded in Volume 309, Page 629 of the Deed Records of Brazoria County, Texas. (Title to said interest not checked subsequent to date of aforesaid instrument.)

h. 1/4 of the oil, gas and other minerals, the royalties, bonuses, rentals, and all other rights in connection with same, all of which are excepted herefrom as the same are set forth in instrument recorded in Volume 486, at page 472 of the Deed Records of Brazoria County, Texas. (Title to said interest not checked subsequent to date of aforesaid instrument.)

i. 1/2 of the oil, gas and other minerals, the royalties, bonuses, rentals, and all other rights in connection with same, all of which are excepted herefrom as the same are set forth in instrument recorded in Volume 681, at page 26 of the Deed Records of Brazoria County, Texas. (Title to said interest not checked subsequent to date of aforesaid instrument.)

j. 1/8 of the oil, gas and other minerals, the royalties, bonuses, rentals, and all other rights in connection with same, all of which are excepted herefrom as the same are set forth in instrument recorded in Volume 859, at page 269 of the Deed Records of Brazoria County, Texas. (Title to said interest not checked subsequent to date of aforesaid instrument.) (Less a 1/256 non-participating royalty)

k. Easement conveyed to or reserved by United States of America described in instrument recorded in Volume 319, Pages 38, 40 and 48 of the Deed Records of Brazoria County, Texas.

l. Easement conveyed to or reserved by United States of America described in instrument recorded in Volume 320, Page 341 of the Deed Records of Brazoria County, Texas.

m. Easement conveyed to or reserved by Brazoria County described in instrument recorded in Volume 798, Pages 679 and 681 of the Deed Records of Brazoria County, Texas.

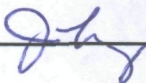
This commitment is invalid unless the insuring provisions and Schedules A, B, and C are attached.

STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.

JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY





(RECORDED AS PER ORIGINAL)

n. Fence encroachment along the southwest property line of Tract 21 as reflected on survey prepared January 19, 1989, by E. C. Quickel, Jr., Registered Public Surveyor No. 1545.

Affects Tract 22:

c. Easement conveyed to or reserved by United States of America described in instrument recorded in Volume 319, Page 61 of the Deed Records of Brazoria County, Texas. (Spoil easement rights released in Volume 1083, Page 914 of the Deed Records of Brazoria County, Texas)

p. Road easement conveyed to or reserved by Brazoria County described in instrument recorded in Volume 798, Page 685 of the Deed Records of Brazoria County, Texas.

Affects Tract 24:

q. Easement conveyed to or reserved by United States of America described in instrument recorded in Volume 298, Page 7 of the Deed Records of Brazoria County, Texas.

r. Road easement conveyed to or reserved by Brazoria County described in instrument recorded in Volume 798, Page 674 of the Deed Records of Brazoria County, Texas.

s. Easement conveyed to or reserved by Houston Lighting & Power Company described in instrument recorded in Volume 1410, Page 131 of the deed Records of Brazoria County, Texas.

t. All of the oil, gas and other minerals, the royalties, bonuses, rentals, and all other rights in connection with same, all of which are excepted herefrom as the same are set forth in instrument recorded in Volume 609, at page 139 of the Deed Records of Brazoria County, Texas. (Title to said interest not checked subsequent to date of aforesaid instrument.) (Except a 1/32 royalty)

u. All of the oil, gas and other minerals, the royalties, bonuses, rentals, and all other rights in connection with same, all of which are excepted herefrom as the same are set forth in instrument recorded in Volume 894, at page 544 of the Deed Records of Brazoria County, Texas. (Title to said interest not checked subsequent to date of aforesaid instrument.)

v. All of the oil, gas and other minerals, the royalties, bonuses, rentals, and all other rights in connection with same, all of which are excepted herefrom as the same are set forth in instrument recorded in Volume 896, at page 328 of the Deed Records of Brazoria County, Texas. (Title to said interest not checked subsequent to date of aforesaid instrument.)

Affects Tract 25:

w. Easement conveyed to or reserved by United States of America described in instrument recorded in Volume 319, Page 61 of the Deed Records of Brazoria County, Texas.

x. Road easement conveyed to or reserved by Brazoria County described in instrument recorded in Volume 798, Page 674 of the Deed Records of Brazoria County, Texas.

y. All of the oil, gas and other minerals, the royalties, bonuses, rentals, and all other rights in connection with same, all of which are excepted herefrom as the same are set forth in instrument recorded in Volume 621, at page 307 of the Deed Records of Brazoria County, Texas.

This commitment is invalid unless the insuring provisions and Schedules A, B, and C are attached.

STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.  
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY \_\_\_\_\_





(RECORDED AS PER ORIGINAL)

(Title to said interest not checked subsequent to date of aforesaid instrument.)

z. Fence protrusion along the northeast property line of Tract 25 as reflected on survey prepared January 19, 1989, by E. C. Quickel, Jr., Registered Public Surveyor No. 1545.

Affects Tract 55:

aa. Easement conveyed to or reserved by United States of America described in instrument recorded in Volume 319, Page 61 of the Deed Records of Brazoria County, Texas.

bb. 1/8 royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same are set forth in instrument recorded in Volume 868, at page 959 of the Deed Records of Brazoria County, Texas. (Title to said interest not checked subsequent to date of aforesaid instrument.)

cc. Road Right-of-Way as depicted on survey prepared January 19, 1989, by E. Quickel, Jr., Registered Public Surveyor No. 1545.

Affects Tract 57:

dd. Easement conveyed to or reserved by United States of America described in instrument recorded in Volume 319, Page 61 of the Deed Records of Brazoria County, Texas.

ee. All of the oil, gas and other minerals, the royalties, bonuses, rentals, and all other rights in connection with same, all of which are excepted herefrom as the same are set forth in instrument recorded in Volume 359, at page 29 of the Deed Records of Brazoria County, Texas. (Title to said interest not checked subsequent to date of aforesaid instrument.)

ff. Reservation of 1/2 of interest owned in oil, gas and other minerals reserved in Volume 914, Page 639 of the Deed Records of Brazoria County, Texas.

gg. Road Right-of-Way as depicted on survey prepared January 19, 1989, by E. Quickel, Jr., Registered Public Surveyor No. 1545.

Affects Tract 58:

hh. Easement conveyed to or reserved by United States of America described in instrument recorded in Volume 311, Page 130 of the Deed Records of Brazoria County, Texas.

ii. Road Right-of-Way as depicted on survey prepared January 19, 1989, by E. Quickel, Jr., Registered Public Surveyor No. 1545.

Affects all tracts:

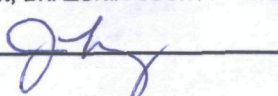
jj. This Company shall have no liability for, nor responsibility to defend, any part of the property described herein against any right, title, interest or claim (valid or invalid) of any character had or asserted by the State of Texas or by any other government or governmental authority or by the public generally (1) in and to portions of the above described property which may be within the bed, shore, or banks of a perennial stream, or of a stream or lake navigable in fact or in law; or within the bed.

This commitment is invalid unless the insuring provisions and Schedules A, B, and C are attached.

STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.  
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY





AFTER RECORDING PLEASE RETURN TO:

✓ HERCULES REAL ESTATE CORPORATION  
11011 Richmond Avenue, Suite 500  
Houston, TX 77042

93-032106

*Seed*

*1.00 sec  
5.00 mnt  
17.00  
23.00  
BAC*

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

I, DELLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped herein by me.



*Delly Bailey*  
County Clerk of Brazoria Co., TX

0003 2127-0000 0008  
DRAWER-A 1  
9/ 8/93 3:55PM WED

SECURITY FEE	1.00
INSTR-PRS	5.00
RECORDING	17.00
TOTAL	23.00
FILE #	32106
CASH	23.00

FILED AND INDEXED

93 SEP -7 PM 3:41

*Delly Bailey*  
COUNTY CLERK  
BRAZORIA COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.

JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY *Jhy*